



# Strata Data News

Issue 6 | Autumn 2009

## Established 1977

- Community Corporation Management
- Strata Title Management
- Property Sales & Rentals
- Maintenance
- Insurance

Visit us today at:

[www.stratadata.com.au](http://www.stratadata.com.au)

## Inside

- Strata Data expands into Melbourne 1
- Strata Data Global 2
- Strata Data Environmental Mission Statement 2
- Landlords' Liability 3
- Level 3 water restrictions 3
- Now is the ideal time to lease your investment property 4

## Feedback

We want to know what you think about our service...

Please e-mail us any time with your thoughts at:

[feedback@stratadata.com.au](mailto:feedback@stratadata.com.au)



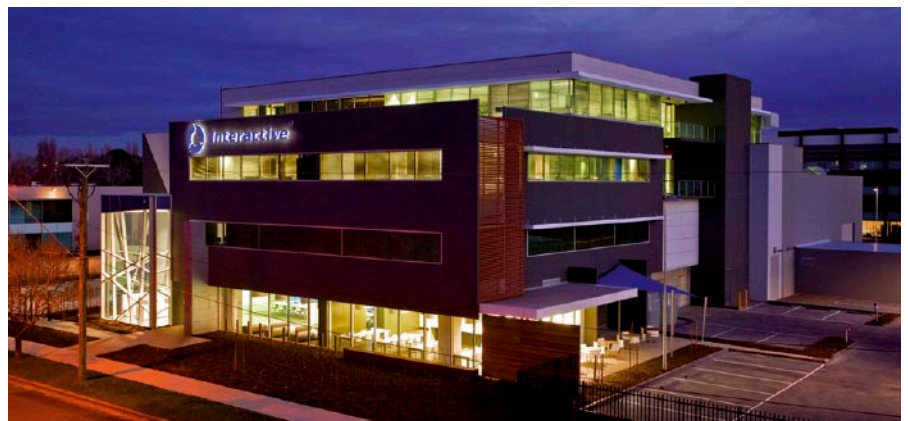
## Contact Details

P 08 8372 2777  
F 08 8379 0703

Our Postal Address  
PO Box 219  
Glen Osmond SA 5064

Office of Strata Data  
647 Portrush Road  
Glen Osmond SA 5064

## Strata Data expands into Melbourne



Strata Data is pleased to announce that on December 15th 2008 we opened our first interstate branch in a state-of-the-art facility at Port Melbourne's Port Park complex. Our head office of course remains in Adelaide and General Manager Paul Smith has responsibility for this important expansion of our business.

For many years we have received requests from Bodies Corporate in Melbourne asking us to provide our services. We now are able to offer our Victorian clients the same professional management that we provide in South Australia.

In 2006 Victoria went through a major legislative change in their Body Corporate laws. This new legislation, the Owners Corporation Act 2006, has closely aligned itself with our South Australian Acts.

This assisted our decision to enter the Victorian market at this time.

We have employed an experienced Owners Corporation Manager, Ms Elaine Hong, who has over 5 years experience in this industry servicing the Melbourne area. Assisting Elaine at our Melbourne branch as office administrator is Ms Renee King who joins us after many years in the building industry.

Our Melbourne office number is (03) 9676 9555 during business hours or if you have an Owners Corporation Lot that needs professional management please call our Business Development Manager Brett Earle directly on 0423 782 767

*Terry Smith*  
Managing Director

The Body Corporate Specialists

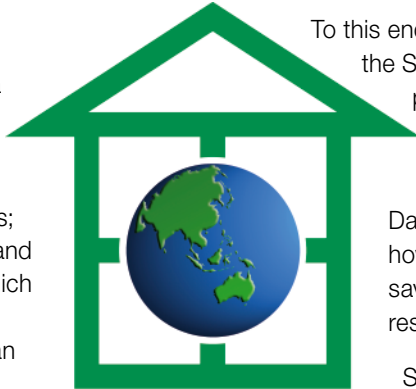
## Strata Data Global

### Introduction

In June 2008, Strata Data Global was formed by a group of committed Strata Data employees; their role to research and implement ways in which our company could work and function in an environmentally friendly manner.

The objective – to make Strata Data the first 100% CO<sub>2</sub> offset Body Corporate firm in Australia. A dedicated committee of volunteers worked to assist Strata Data and ensure this vision was achieved. We are pleased to announce that late last year we achieved our goal; offsetting all carbon emissions released by Strata Data, becoming 100% CO<sub>2</sub> offset.

Whilst working with our environmental partners Canopy and Greening Australia, our focus shifted from one of a company fulfilling its environmental responsibility to helping you, our valued client. We aim to help you save money and protect the most valuable asset we will ever possess – The Earth.



**STRATA DATA  
GLOBAL**

To this end we are launching the Strata Data Global page in our quarterly newsletter.

We will use Strata Data Global to highlight how we can assist clients save money and valuable resources.

Strata Data will partner other environmentally aware firms that can offer discounts on goods and services in the environmental sector.

In addition to the newsletter, the Strata Data Group has allowed Strata Data Global to host a website page from the main site reinforcing information in the newsletter and offering valuable links, updates and deals available to clients.

Strata Data Global will strive to make you aware not only of environmental issues but how you can be part of the solution.

Let's work together to ensure we are handing our next generation a planet that is healthier than the one we inherited.

## Strata Data Environmental Mission Statement

Strata Data is committed to leadership in environmental issues by ensuring we are carbon neutral and remain so with the support of Canopy. Strata Data will also assist our clients and key stakeholders reduce their global impact to improve the social, economical and environmental wellbeing of our community.

To achieve this Strata Data will:

- > Develop innovative and practical solutions to bring about change.
- > Strive to use, buy and produce environmentally friendly products and services.
- > Instil environmental best practice as a core corporate value.
- > Ensure that all environmental practices are measured, monitored and improved as ongoing best practice.
- > Seek to understand all environmental issues and strive to reduce or remove their impacts on the planet.
- > Encourage all clients and stakeholders to share in our environmental vision.

# Did you know?

**If you don't have contents insurance for your unit, you're probably not covered for liability within it ...**

**A Landlord's liability** for personal injury or material damage due to negligence is **NOT covered** by the main Strata or Community Title Building Insurance Policy. Strata Data's Insurance Agency offers policies covering Contents and Legal Liability Insurance to Landlords from as little as \$140. For further information please contact our Insurance Division:

**Phone 8372 2777 or Fax 8379 0703**

## Landlords' liability

The importance of Landlords' Insurance cannot be stressed strongly enough as the following story demonstrates.

A 19 year old woman, left brain damaged by an electric shock from a garden tap received her landlord's share of a \$1,000,000 pay out. In a decision, the High Court reviewed the duty of care owed by an occupier/landlord of a premises to persons lawfully using the premises.

At the age of 19, the plaintiff was electrocuted whilst turning off a tap in the garden of her rented home. The electric shock caused severe brain damage and left her in a permanent vegetative state. The water pipes in the home were live because of two wiring defects, namely a faulty connection of an earth wire to the property's power box and the negligence of an electrician engaged by the landlord, who allowed an active wire to come into contact with the earth safety system. The trial judge found against the electrician in respect to his negligent repairs and dismissed the claim against the landlord. The electrician however was uninsured and thus was unable to satisfy the judgement of the trial judge. The finding in favour of the landlord was overturned on appeal to the Court of Appeal and the landlord then appealed to the High Court. The landlord argued that as the tenant had the care, management and control of the premises, it could not be held to have breached its duty of care, or that alternatively, by engaging a reasonably competent independent contractor to effect the repairs, it had discharged any duty of care which it might have owed the plaintiff. A majority decision of the High Court rejected the appeal by the landlord, finding that they were liable for part of the damages to be paid.

The lesson which landlords (and for that matter all property owners) should learn from this case is that they should hold public liability insurance which covers them against claims made by tenants and ensure that their contractors are also adequately insured.

**If further clarification is required please contact our Insurance Division.**



## Level 3 water restrictions

NEW FLEXIBLE WATERING TIMES APPLIED  
3 NOVEMBER 2008

### Current watering times are:

Dripper systems and hand-held hoses fitted with a trigger nozzle can be used for a maximum of 3 hours a week during the following times:

- > **Even numbered houses**  
Tuesday and Saturday 6-9am or 6-9pm
- > **Odd numbered houses**  
Wednesday and Sunday 6-9am or 6-9pm

Watering cans and buckets can be used on any day/time.

Watering times remain unchanged for people with a permit who are unable to adhere to restrictions due to age or disability.

Greater flexibility has been introduced in recognition that some gardens may require a mid-week watering during summer.

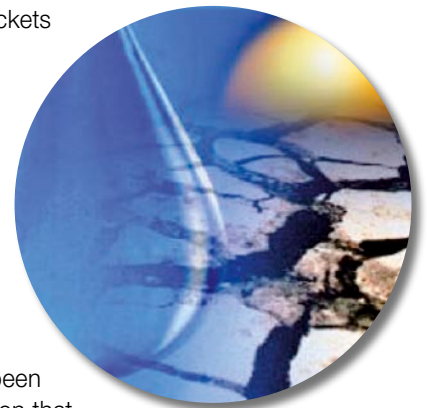
Thanks to the magnificent effort South Australians have made in reducing water consumption, the South Australian Government believed there was scope to introduce added flexibility within the current level 3 restrictions.

A maximum watering period of 3 hours remains but householders have more options regarding how they split those hours. SA Water will be carefully monitoring water use every week and keeping track of any trends in increased water use.

If you are having difficulty adhering to water restrictions due to age or disability download an application form from [www.sawater.com.au/SAWater/Environment/WaterRestrictionsConservationMeasures/](http://www.sawater.com.au/SAWater/Environment/WaterRestrictionsConservationMeasures/)

There are no restrictions on the use of water from rainwater tanks and the temporary bucketing and hosing of greywater will continue to be permitted in line with the requirements of the Department of Health.

*Information supplied by S.A Water*



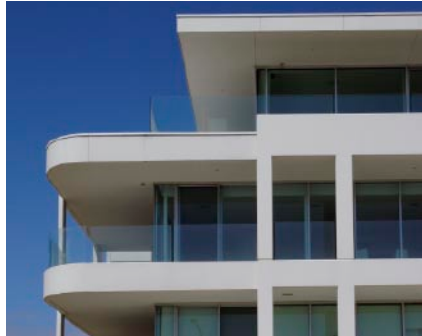
# Now is the ideal time to lease your investment property!

There's never been a better time to lease your investment property. The REISA (Real Estate Institute of South Australia) recently released statistics reporting vacancy rates in Adelaide at less than 1.9% (approximately).

Low vacancy rates are largely due to uncertainty of the nation's economic future hence more people are opting to rent.

**How does this benefit you?  
You have more choice of tenants.**

In addition to a market already flooded with quality tenants, there is an influx of students securing accommodation prior to the commencement of university.



Recently the majority of properties managed by Strata Data Realty have been leased after the first or second 'open for inspection', with an average leasing time of less than two weeks. Tenant numbers are high providing landlords with a broader tenant selection for placement in their rental properties.

The current tenant to property ratio is enabling us to find the very best tenant for our clients.

Why not take advantage of the current market? After all the most important aspect when leasing a property is finding the right tenant!

Strata Data Realty has over 20 years experience, offering a superior and comprehensive Leasing and Property Management Service.

For further information or to receive a free Landlord Information Kit, contact Kate on (08) 8372 2770 or 0421 381 206.



## Property management – **\$200 Cash Back** a bonus

At Strata Data Realty we pride ourselves on maintaining excellent communication with each of our owners and providing a property management service that is second to none.

Currently we are offering clients \$200 cash back (per property) when we are appointed to handle the property management for the investment\*.

You'll have peace of mind by appointing an experienced professional, as well as \$200 in your account towards payment of:

- > your management fees
- > your letting fee
- > any other costs incurred managing your property

And that's \$200 per property – if you bring over 5 properties we'll give you \$1000 cash back!

Simply mention this advert when talking with any of our helpful staff.

\*\$200 Cash back is credited into the clients account both for Commercial & Residential upon signing a 12 month management agreement. Should you have an existing agreement with an Agent, kindly disregard this notice.

Offer ends 30/04/2009 (new properties only)



**Please call Kate for more info:**

Mobile: 0421 381 206

Direct: 08 8372 2770

Email: [sdr@stratadata.com.au](mailto:sdr@stratadata.com.au)

[www.stratadata.com.au](http://www.stratadata.com.au)

**Disclaimer:**

This is a publication of Strata Data, Strata Data Realty Pty. Ltd. ACN 008 127 518 and Terandi Pty. Ltd. ACN 080 960 112, 647 Portrush Road, Glen Osmond and is offered as information only for the clients and friends of "Strata Data" and is not to be considered as a substitute for professional advice. © Strata Data.